

Final, As Amended and Approved 8/18/2016

ZONING BOARD OF APPEALS
25 Green Street
IPSWICH, MASSACHUSETTS
Meeting Minutes
July 21, 2016

Pursuant to a written notice posted by the Town Clerk and delivered to all Board members, the Ipswich Zoning Board of Appeals held a meeting on Thursday July 21, 2016 at 7:30 p.m. in room A of the Town Hall. Members attending were Chairman Robert Gambale, Benjamin Fierro, Lewis Vlahos, William Page and Associate Members Robert Tragert and Becky Gayton. Also, Administrative Assistant to the Board Marie Rodgers. Roger LeBlanc was not present.

Citizen Queries: there were none

Chairman Gambale announced the Petition for 20 Turkey Shore Road Special Permit for an Accessory Apartment has been withdrawn by the applicant in an email dated Wed 7/13/2016 9:02 AM. (hereby incorporated by reference)

Public Hearings:

2 Post Road Lane Map 20A-Lot 032; **Cynthia and Graeme Fisher** request a Special Permit pursuant to the Protective Zoning Bylaw Sections IX-J – XI-J for an Accessory Apartment. Chairman Gambale read the legal notice and opened the public hearing at 7:31 p.m.

The Petitioner was present at the hearing, represented by Sid Silveira, Senior Project Manager at DMS Design, LLC. The Petitioner's mother would live in the apartment and the Petitioner wanted to be able to access the apartment from within her home. Discussion took place regarding the rules in the bylaw and the proposed plans. The Board and the Petitioner modified the plan to show there will be no common doors between the dwellings. A solid wall was highlighted on a plan titled FISHER ADDITION, IPSWICH, MA DATED A-1 Proposed First Floor plan dated 5-25-2016 DMS design, LLC. Mr. Silveira initialed the plan.

The Petitioner agreed to all seventeen conditions as set forth in the Zoning Protective Bylaw IX J. relative to Accessory Apartments.

The Board found that it could grant the relief sought pursuant to Section IX J. to grant a special permit for the alteration of an existing single-family dwelling to include an accessory apartment, as the dwelling was located in a residential district.

As there were no other comments from abutters or others the Chairman closed the public hearing.

MOTION:

Mr. Fierro moved the Board grant the Petitioner request for a Special Permit for an Accessory Apartment pursuant to Sections IX-J and XI-J of the Ipswich Protective Zoning Bylaw, subject to plans as modified,[highlighted and initialed by the architect,] titled on a plan titled FISHER ADDITION, IPSWICH, MA DATED A-1 Proposed First Floor plan dated 5-25-2016 DMS design, LLC. Mr. Page seconded, the motion passed unanimously with a roll call vote. Gambale, yes; Fierro, yes; Vlahos, yes; Page, yes; and Associate Members Gayton, yes.

In accordance with the revised Open Meeting Law effective July 1, 2010 all documents and exhibits used by the Appeals Board in an open session are listed below: Petition and associated documentation; plan titled FISHER ADDITION, IPSWICH, MA DATED A-1 Proposed First Floor plan dated 5-25-2016 DMS design, LLC.

Approval of Minutes –

Mr. Gambale moved to approve meeting minutes of 6.18.2016. Mr. Fierro seconded, the motion passed unanimously.
(meeting minutes hereby incorporated by reference)

Adjourn - As there was no further business, the Board unanimously voted to adjourn at 8:17 p.m.

Respectfully Submitted,

Marie Rodgers

These minutes were approved by the Board on 8.18.2016